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Survey of Bowden.

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# SURVEY OF BOWDEN

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GOVERNMENT OF  
THE PROVINCE OF ALBERTA



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# Village of Bowden

(Revised May, 1971)

## 1. LOCATION

Section 23-34-1-W5 in Census Division No. 8. Bowden is 27 miles south of Red Deer on the Calgary-Edmonton branch of the Canadian Pacific Railway and on Highway No. 2.

## 2. ALTITUDE

3,275 feet.

Latitude 51/55.

Longitude - 114/02

## 3. TEMPERATURE

Average summer - 54 degrees F.

Average winter - 23 degrees F.

Average annual - 36 degrees F.

## 4. RAINFALL

Average annual rainfall - 15.74 inches.

Average annual snowfall - 49.9 inches.

Average annual precipitation - 20.63 inches.

(Note - Sections 3 and 4 are taken from the weather station at Olds.)



A view of main street in Bowden.



## 5. GEOLOGY

The underlying rocks in the Bowden district are shales and sandstones which were deposited by the streams in lakes and deltas. They were thus fresh water in origin and are several hundred feet thick. The rocks are grouped together by geologists who call them the Paskapoo Formation, and give them an early Tertiary Age, which began some fifty million years ago. Since these rocks were deposited, the North American Continent has been uplifted; consequently, the rocks have eroded and only a fraction of their original thickness remains. During the Ice Age glaciers moved over this area, depositing boulder clay on the surface and similar glacial deposits. Many of the hills and smaller elevations in this area consist of glacial deposits.

## 6. SOIL

Bowden is in the black soil zone.

### Vegetation -

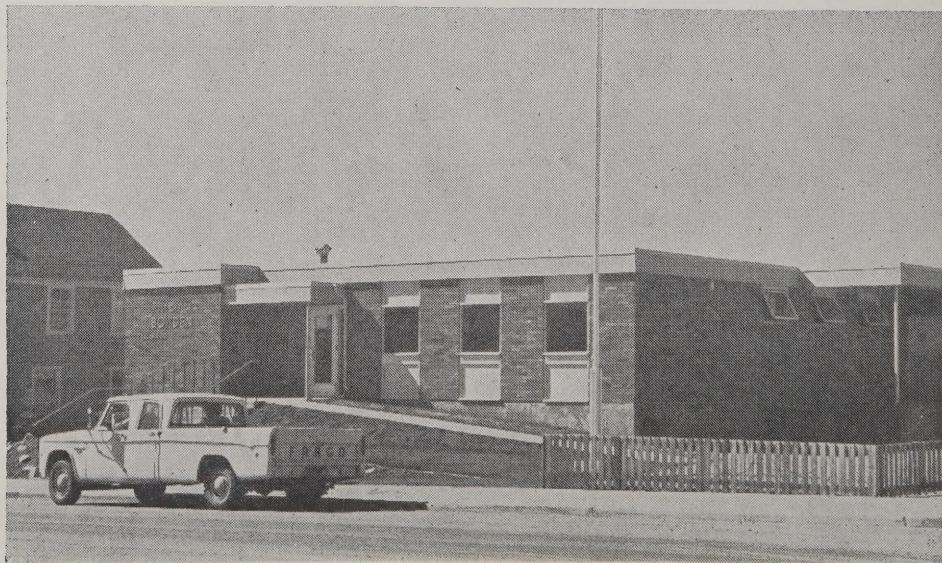
Grassland which has been partially invaded by woodlands (mainly deciduous trees) often referred to as parkland.

### Soil Profile -

The normal profile has a black to very dark brown surface horizon that averages about 12 to 14 inches in depth. The more compact horizon is brown to dark brown and the lime layer is usually found 30 to 40 inches below the surface.

### Fertility -

Soils in this zone are the most fertile in the province and they have in their surface foot, three to four times as much nitrogen and organic matter as there is in the average brown or grey wooded soil.



Modern post office serves the town and district.



## Land Use -

A high percentage of the zone is arable. Wheat of fairly good quality can be grown, but mixed farming, including the use of fertilizers when needed, is most popular from the standpoint of both profit and permanence.

## 7. HISTORY

Prior to the Agricultural survey of 1885, the Bowden district settlers were engaged in ranching, but following the survey, they changed to mixed farming. The Edmonton-Calgary branch of the Canadian Pacific Railway was completed to Bowden in 1891, and with the arrival of the railroad came a large influx of settlers. As the railway failed to reach an agreement with the land owners on the purchase price of property for a townsite, it was decided to locate the new townsite one and a half miles north of the existing site on property owned by the railroad. This change in location forced all business establishments to move to the new site.

The first church in the district was Anglican, followed by a Presbyterian Church. In 1904 the first hotel was built, and the following year a four-roomed brick school house was completed. Bowden was incorporated as a village in 1904.

In the early 1900's the settlers' main source of income was from hay and dairy products, and by 1906 the local output of butter amounted to 145,000 pounds, the second largest in the province.

Over a period of years fire has plagued the growth of the village, destroying the business section in 1906, the general store in 1923, between 70 and 80 buildings in 1925, and the creamery in 1935. In 1954 a propane gas explosion destroyed the first building which had been built in the village.

In 1959, Canadian Oil Companies Limited commenced construction of a \$4,000,000 refinery in the district, and with the completion of the plant



One of Bowden's attractive residential areas.



the economy of the village and district has been greatly improved. In 1960 a \$4,000,000 natural gas processing plant was constructed, creating employment for 30 to 40 persons.

## 8. LIVING CONDITIONS

Bowden is the shopping and education centre for a prosperous mixed farming area.

The Red Lodge Provincial Park is located nine miles west of the village. It is located on a river and is surrounded by stalwart evergreens and native poplar trees. This is a favourite summer spot for many of the local residents. The park is well equipped with playground accessories, a wading pool, ball diamond, horseshoe pitch, etc. There are inside and out-of-door camp kitchens as well as picnic tables. The park is served with rural electrification.

For the sportsman there is good hunting and fishing in the area.

There are approximately 180 homes in the village and about 80% of them are owner occupied.

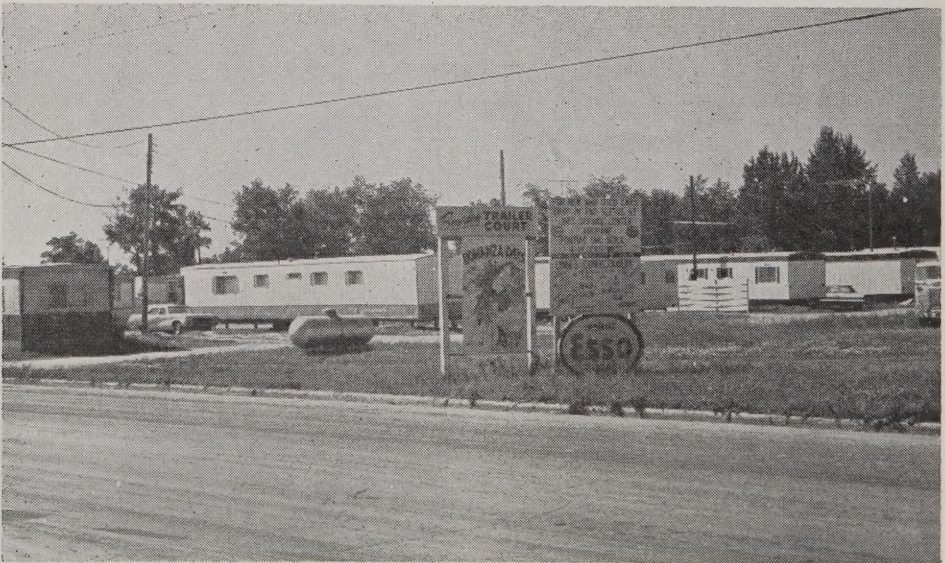
## 9. ADMINISTRATION

The village is governed by a mayor selected from the council for a one-year term and four councillors, two elected each year for a three-year term. The secretary-treasurer administers the affairs of the village in accordance with the policies set by the council.

## 10. LAWS AND REGULATIONS

The village is policed by the R.C.M.P.

Building Regulations — Bowden is a member of the Red Deer and



Trailer court contributes to accommodation picture.

District Planning Commission. All new buildings, repairs to buildings or removal of buldings must first be approved by Municipal Planning Commis-sion after which a permit is issued.

Electrical installations must comply with the Alberta Electrical Protec-tion Act.

Sanitary installations must comply with the Provincial Health Regula-ions.

Gas installations must comply with the Alberta Gas Protection Act.

**11. FIRE PROTECTION**

The fire brigade consists of a fire chief and 15 volunteer firemen.

Equipment — One 1956 - 500 GPM pumper with 420 gallon tank, 900 feet of 2½-inch hose, 250 feet of 1½-inch hose, spray nozzle, ladders, coats, boots, axes, etc.

Water Supply — Water is obtained from wells and is pumped into a 108,000 gallon steel standpipe.

There are 12 fire hydrants conveniently located throughout the village.

**12. TAX STRUCTURE**

	1970 Net Assessment
Land, 100% of value	\$ 71,000
Improvements, 60% of 1966 value	602,350
Business	82,050
Power	10,820
Pipelines	5,730
	<hr/>
Total Assessment	\$771,950

**Mill Rate**

Municipal	School	Hospital	Health Unit	Total Mills
27.48	42.50	7.52	2.50	80 mills

**13. AREAS**

Total area of village - 150.9 acres.

Streets and lanes - 16 acres.

Parks and playgrounds - 15 acres.

**Miles of Roads, Streets and Lanes**

	Gravel	Pavement	Other Surfaces	Improved Earth	Total
Streets and roads	2	.5	.75	.25	3.5
Lanes	1		.25	.25	1.5
					<hr/>
			Total Miles		5

There are approximately 2.5 miles of cement sidewalk.



#### 14. SEWER AND WATER MAIN MILEAGE

Storm sewers - nil.

Sanitary sewers - 1.5 miles.

Water mains - 2 miles.

#### 15. POWER

Three phase 60 cycle power is supplied under a franchise to Calgary Power Limited.

##### Domestic Rates

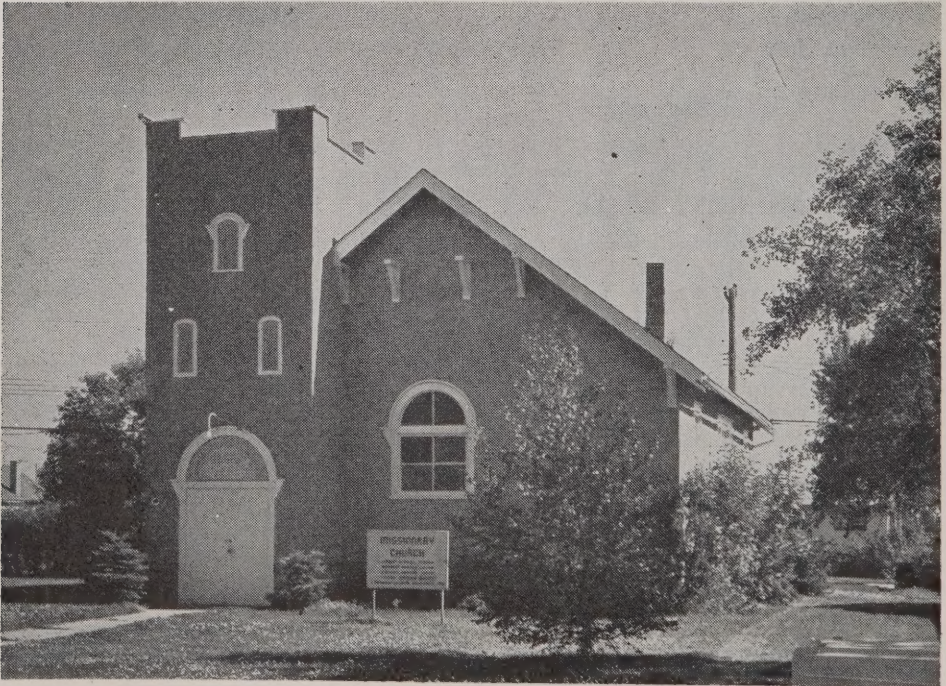
Available only for lighting, cooking, domestic power and other ordinary uses in private houses and individual apartments used exclusively for residential purposes.

First 20 KWH or less used per month - \$2.60 gross minimum, subject to 30c prompt payment discount, making - \$2.30 net minimum.

All over 20 KWH used per month - 1.5c net per KWH.

The above are monthly rates but meters normally are read, and bills rendered, every two months, or three months in the case of rural service.

Discount - The discount for prompt payment is the difference between the gross and net minimum charge. The energy rates are net.



One of the churches which serves the religious needs of the town and district.



### Commercial Rates

Available for all purposes where other rates listed do not apply.

Demand charge - per KVA - \$1.00.

First 100 KWH used per month Energy consumption (per KVA of demand) - 5c per KWH.

Excess KWH used per month Energy consumption (per KVA of demand) - 1½c per KWH.

"Demand" is the maximum 30 minute rate of power delivery expressed in Kilovolt-amperes (KVA), during the previous 12 months, and not less than 1 KVA. Alternatively, the demand may, at the company's option, be measured and billed in Kilowatts or may be estimated by testing or from the consumer's connected load.

Minimum charge is the demand charge but not less than the domestic service minimum for the same location.

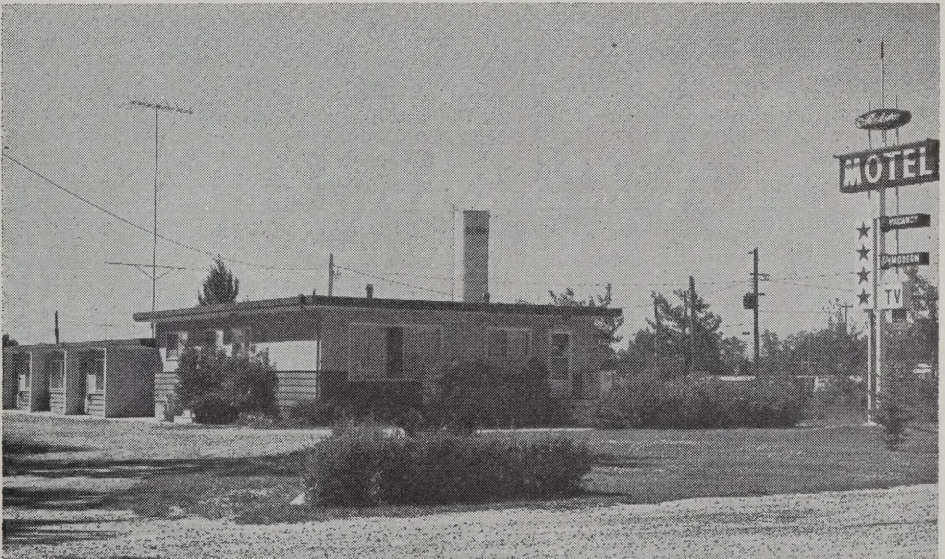
The above are net rates applicable to accounts paid within 10 days of the date rendered. Net bills are increased by 5% and not less than 30c, after the discount date. The rates are quoted on a monthly basis but meters normally are read and bills rendered every two months, or three months in the case of rural services.

### Power Rates

Available only for three-phase motors or x-ray apparatus, welding transformers, etc., of rated capacity 3 horsepower (or KVA) and over.

Demand charge - Per KVA of installation (monthly charge) - \$1.00.

One motor horsepower or one kilowatt in heating apparatus considered equal to one kilovolt-ampere (KVA). The company may, at its option, estimate the demand or may install a thermal demand meter. When a demand



Modern motel is another town facility.



meter is installed the billing demand is the maximum 30 minute KVA demand in the preceding 12 months.

Energy charge - First 50 KWH per month per KVA of installation - 5c per KWH.

Next 50 KWH per month per KVA of installation - 3½c per KWH.

All over 100 KWH per month per KVA of installation - 1½c per KWH.

Discount - 10% - 10 days based on the dollars only.

Minimum charge - \$3.00 net, or demand charge if greater.

The rates are quoted on a monthly basis but meters normally are read and bills rendered every two months, or three months in the case of rural services.

## 16. WATER

Water is obtained from four wells, each 200 feet deep. The water is pumped into a 108,000 gallon standpipe and then into the water mains. There is ample supply of water available for domestic or industrial use.

### Domestic Rates

Monthly rate - \$5.00 plus \$3.00 sewerage charge.

Commercial rate - Monthly flat rate - \$5.00 plus \$3.00 to \$30.00 sewerage charge.

### Water Analysis

#### Parts per Million

Total solids	704
Ignition Loss	82
Hardness	124
Sulphates	120
Chlorides	6
Alkalinity	469
Nature of Alkalinity - Bicarbonate of Lime, Magnesium and a trace of Soda	
Nitrites	nil
Nitrates	nil
Iron	.08
Fluorine	nil

Remarks: Chemically this water is suitable.

## 17. GAS

Natural gas is supplied under a franchise by the Canadian Western Natural Gas Company Limited.

### Rate No. 1 - General

Available to all customers.

First 2 MCF or less used per month - \$3.00.

All additional MCF used per month - 51c per MCF.

Minimum monthly charge - \$3.00.



When accounts are not paid on or before the due date, the charge per MCF other than the first 2 MCF shall be increased by 4c and the gross rate so arrived at shall apply.

#### **Rate No. 2 - Optional**

a) Available to all customers whose annual consumption is more than 2,800 MCF.

Fixed charge - \$35.00 per month.

Plus commodity charge - 37c per MCF.

Minimum monthly charge - \$35.00.

When accounts are not paid on or before the due date, the charge per MCF shall be increased by 3c and the gross rate so arrived at shall apply.

b) Available to all customers whose annual consumption is more than 150,000 MCF.

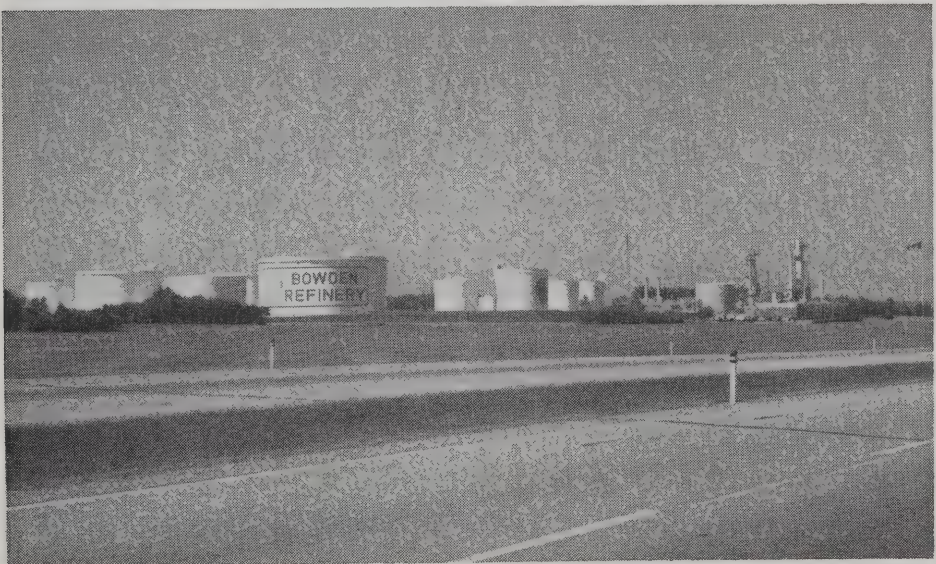
Fixed charge - \$300.00 per month.

Plus commodity charge - 35c per MCF.

Minimum monthly charge - \$300.00.

#### **General Conditions**

Rate No. 2 schedules are available only on annual contract, which shall continue from year to year thereafter until either party shall give to the other party, at least thirty days prior to the expiration of any such year, a written notice of desire to terminate same, whereupon at the expiration of such year, it shall cease and determine.



**Refinery contributes significantly to the Bowden economy.**



**18. L.P. GAS**

Heat Value - 2,521 b.t.u. per cu. ft. at 60 degrees F.

100 lb. cylinders - \$6.50.

Bulk - 15c per gallon.

Storage capacity - 25,000 gallons.

**19. DIESEL FUEL**

Heat value - 135,000 to 140,000 b.t.u. per gallon at 60 degrees F.

Winter grade - 18.2c per gallon.

Summer grade - 17.2c per gallon.

Storage capacity - 15,000 gallons.

**20. COAL**

No coal is used in the village.

**21. RESOURCES**

Wheat and coarse grains, horses, cattle, sheep, hogs, poultry products, dairy products, straw, sand, gravel, oil and gas.

**22. GOVERNMENT OFFICES AND SERVICES**

**Federal**

Post Office.

**Provincial**

Alberta Government Telephones, Alberta Treasury Branch Agency, Red Lodge Provincial Park (9 miles west).

**Municipal**

Village Hall housing Council Chamber, Secrteary-Treasurer, Utility Man, Fire Department.

**23. HEALTH SERVICES**

There is no hospital in the village. Bowden is a unit of the Innisfail Hospital District No. 16.

**Health Facilities**

Red Deer Health Unit maintains continuous service in the village when required.

Clinic of doctors - office hours - 2 to 6 p.m.

Bowden is a member of the Parkland Foundation, operating a Senior Citizens Home at Innisfail.



**24. PROFESSIONAL AND SKILLED PERSONAL SERVICES**  
(Excluding Health Services)

Type of Service	No. of Establishments
Accountant	1
Barbers	1
Beauty Parlors	1

**25. TRANSPORTATION**

Canadian Pacific Railway - one dayliner daily each way between Calgary and Edmonton via Bowden. Trains stop on flag only.

Greyhound Bus Lines - six buses daily each way, Calgary to Edmonton via Bowden.

Numerous truck firms pass through Bowden going north and south.

**26. NEWSPAPERS**

Nil.

**27. COMMUNICATIONS**

Alberta Government Telephones, Canadian Pacific Telegraphs, Post Office.

Nearest radio station - Red Deer (CKRD).

Nearest TV station - Red Deer (CHCA - TV).

Good radio and TV reception from Calgary.



Pleasant campground for Highway 2 travellers.



**28. FINANCIAL FACILITIES**

Bank of Nova Scotia, Alberta Treasury Branch Agency.

**29. HOTELS**

	No. of Rooms	Rates	Licensed
Bowden Hotel	16	\$2.50 up	yes

**30. TOURIST CAMP**

Dept. of Highways Campground, 2 camp kitchens.

Trailer Park.

Bowden Trailer Park, Alberta Government Park, Red Lodge Park.

**31. CHURCHES**

Anglican, United and United Missionary.

**32. LODGES AND SERVICE CLUBS**

Masonic, Order of the Eastern Star, I.O.O.F., Rebekah's, Chamber of Commerce and Agriculture, Canadian Legion, Women's Auxiliary Canadian Legion, Women's Institute.

**33. SOCIETIES AND ASSOCIATIONS**

Red Cross Society, Home and School Association, Livestock Marketing Association, Community Hall Association, Bowden Cemetery Association, Golf Club, Light Horse Association, Recreation Board, Bowden Library Association, Curling Club.



Educational needs of the community are provided in this school.



### 34. EDUCATION

The village school district is a unit of the Red Deer School Division. Grades 1 to 12 are taught at the school.

The village school population is approximately 400 pupils.

### 35. THEATRES AND HALLS

	Capacity	Stage	Piano
Legion Community Hall	600	yes	yes
Oddfellows Hall	150	no	yes
Masonic Hall	110	no	yes

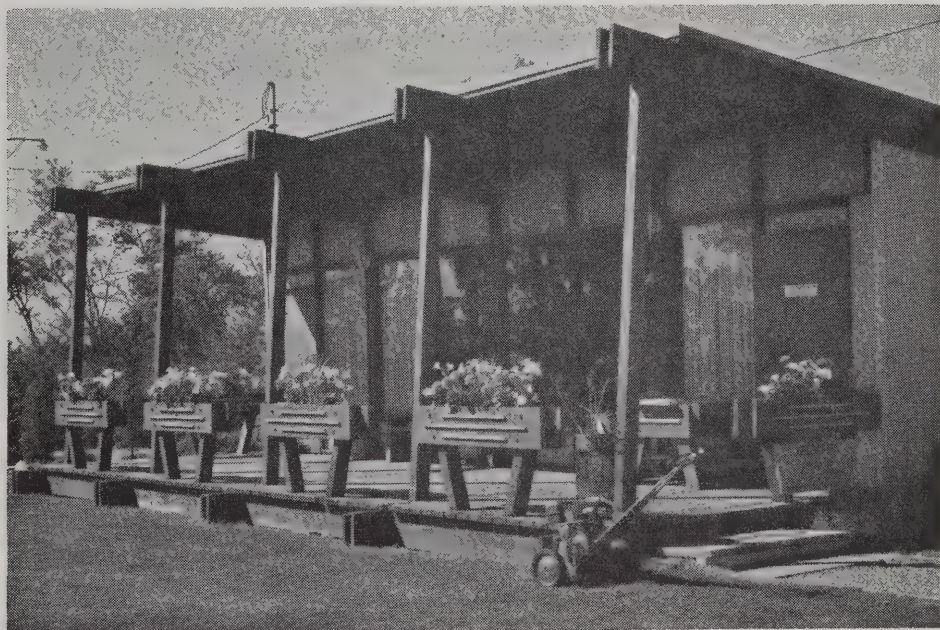
### 36. CULTURAL ACTIVITIES

The Bowden Library is a branch of the Parkland Regional Library. The library is open every Wednesday, 7:00 - 9:00 p.m.; Friday, 7:00 - 9:00 p.m. and Saturday, 2:00 - 5:00 p.m. and 7:00 - 9:00 p.m. The Library is sponsored by the Library Association, The Village of Bowden, Government Grants and Membership Fees. The 1970 circulation was 30,981 books for a per capita use of 11.6.

In 1967 the Centennial Project of the Village and surrounding district was construction of a new brick and concrete building, as an excellent home for our library and memorial to the pioneers.

### Other Activities

Handicraft club, art club, dramatic club, voice and piano teacher, square dancing. School activities contribute to the cultural and recreational opportunities of the residents.



Golf course club house on town's outskirts.



**37. YOUTH ACTIVITIES**

Boys - Scouts, Cubs, 4-H Club.  
Girls - C.G.I.T., Explorers, 4-H Club.

**38. SPORTS**

Baseball (senior and junior), hockey, curling, basketball, swimming at Red Lodge Provincial Park, golf.

Facilities - Covered curling rink (three sheets artificial ice), open air hockey and skating rink, baseball diamond, children's playgrounds, school grounds, 9 hole golf course.

**39. FAIRS**

Annual fair held each year, usually July.

**40. HISTORIC SITES**

Nil.

**41. CO-OPERATIVES**

Co-op Livestock Marketing Association, Bowden Mutual Telephone, Alberta Wheat Pool, United Grain Growers, Bowden Credit Union.

**42. INDUSTRY AND BUSINESS**

Type of Industry or Business	No. of Establishments	Type of Industry or Business	No. of Establishments
Agricultural Feeds and Supplements ....	2	Laundry and Dry Cleaners (agencies) ..	2
Accountant .....	1	Lumber Yard ....	1
Banks .....	2	Machine Shop .....	1
Barber .....	1	Medical Clinic .....	1
Beauty Parlors ....	1	Milk Distributors .....	1
Blacksmith .....	1	Music Teachers .....	2
Building Contractor ....	1	Nurseries .....	1
Building Supplies ....	1	Novelties .....	1
Cartage Delivery .....	1	Oil Distributor .....	4
Cattle Buyer ....	1	Oil Refinery .....	1
Clothing (Men's) .....	1	Painter & Decorator ....	1
Clothing (Women's and Children's) ....	1	Plumber ....	1
Coal Dealer .....	1	Pool Room .....	1
Electrical Appliances .....	1	Propane Gas Distributor ....	1
Electrical Contractor .....	1	Real Estate and Insurance .....	2
Electrical Repairs ....	1	Restaurants ....	2
Garages and Service Stations ....	6	Sand and Gravel .....	1
Grain Elevators (Tot. cap. 362,000 bus.)	4	Sulphur Plant .....	1
Groceries .....	2	Sporting Goods .....	1
Hardware Store .....	1	Trailer Court ....	1
Hotel .....	1	Transport .....	2
Implements (farm) ....	1	Welding .....	3
Laundromat .....	1	Trailer Manufacture .....	1



#### **43. SITES**

Good industrial and residential lots can be purchased from the village at reasonable prices. There are no vacant buildings for rent or sale in the village.

#### **44. INDUSTRIAL DEVELOPMENT**

Bowden is in the centre of a good mixed farming area. The farm cash income for cattle was 40 per cent, grain 33½ per cent, hogs 10 per cent, dairying 10 per cent. The average acres planted were: barley 80, oats 30, wheat 15, tame hay 30, improved pasture 25, summerfallow 50. There are approximately 50 cattle, 5 sheep, and 22 hogs on the average farm.

Farm mechanization in the district is about average for the province, except that with more than 95 per cent of the farms electrified, progress in this regard is above average.

The Shell Oil Company's refinery and the sulphur extracting plant, located outside of the village has changed the economy of the area and has resulted in approximately 35 additional families moving into Bowden.

#### **45. TRADING AREA**

North - 4 miles.

West - 20 miles.

South - 9 miles.

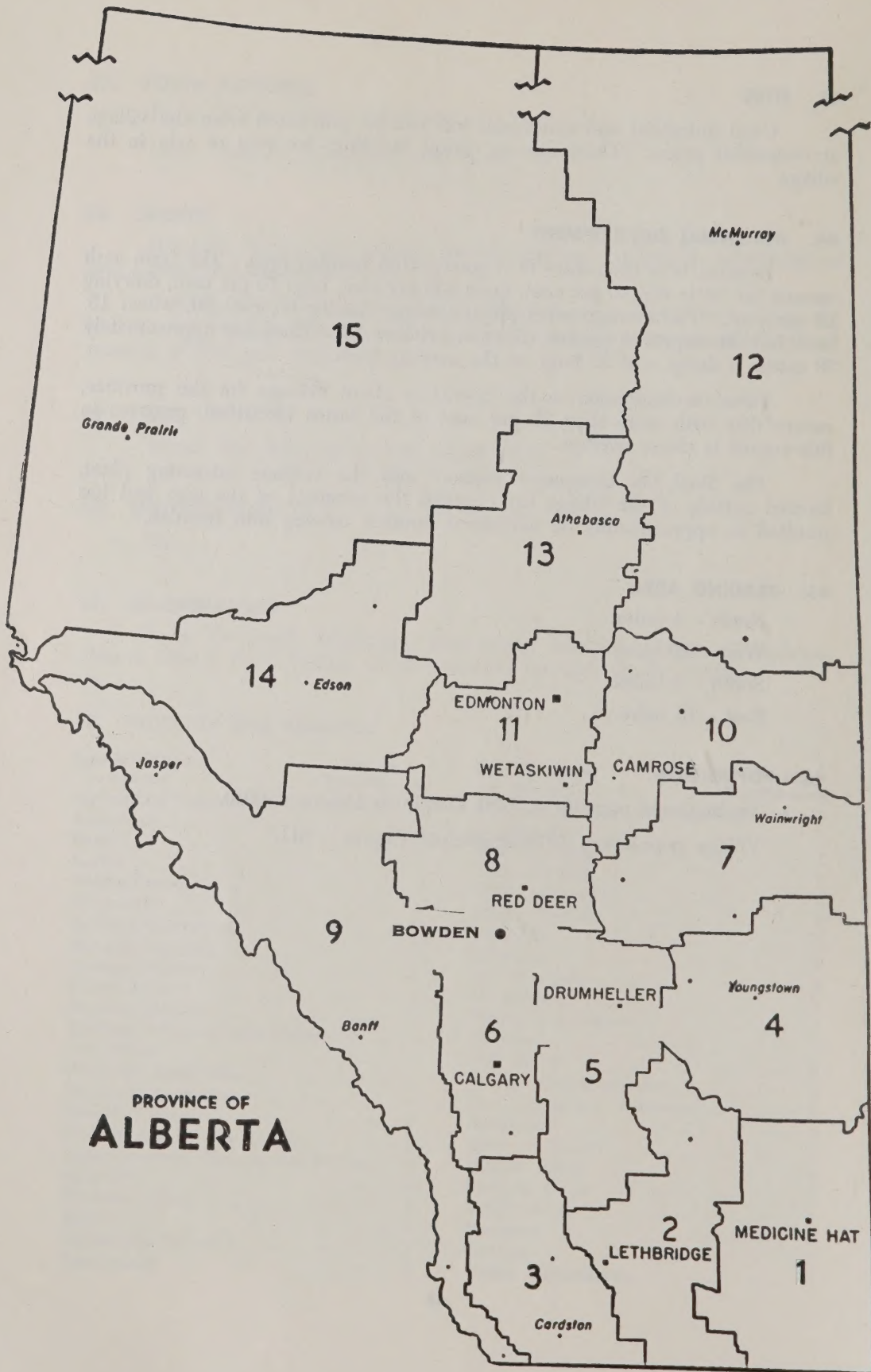
East - 15 miles.

#### **46. POPULATION**

Trading area population, 1961 Dominion Census - 4,010.

Village population, 1970 Municipal Census - 611.





PROVINCE OF  
**ALBERTA**







